Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9/73 Darebin Road, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $615,000

Median sale price

Median price $520,000 Property Type Unit Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/21-23 Martin St THORNBURY 3071	$600,000	23/10/2024
2	2/379 Station St THORNBURY 3071	$630,000	28/06/2024
3	6/25 Kemp St THORNBURY 3071	$650,000	19/06/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/12/2024 17:28

9/73 Darebin Road, Thornbury Vic 3071

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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$615,000
Median Unit Price
September quarter 2024: $520,000

Comparable Properties



2/21-23 Martin St THORNBURY 3071 (REI)

2 1 1

Price: $600,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Unit

Agent Comments



2/379 Station St THORNBURY 3071 (REI/VG)

2 1 2

Price: $630,000
Method: Private Sale
Date: 28/06/2024
Property Type: Villa
Land Size: 148 sqm approx

Agent Comments



6/25 Kemp St THORNBURY 3071 (REI)

2 1 -

Price: $650,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: Apartment

Agent Comments

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